Jeanie Bourke - FW: 131 Johnson Rd., BP#2014-02937 plan review comments

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 02/25/15

From: "David Wade" <dwadetci@gwi.net>
To: "'Jeanie Bourke'" <JMB@portlandmaine.gov>
Date: 2/13/2015 1:47 PM
Subject: FW: 131 Johnson Rd., BP#2014-02937 plan review comments

Hi Jeanie,
Thanx for your help, with the info below, I think we are almost there. Please call after you review this.
After our phone conversation, I checked with Dr Doss, 1st floor.

- They are an ambulatory facility just like a regular dental facility. They have areas for patients to rest and allow the meds to burn off.

Special Inspections:

- I have reviewed the work sheet by SEAM and a lot of the paperwork does not apply.
- The structural steel is welded to the existing structure in 6 places. Welding will be done by certified welder and compliant with AWS D1.1.
- The rest of the steel bolted and is shop manufactured by an AISC fabricator which will satisfy the requirement for fabrication quality control method.
- The cold rolled joists are attached using specified Simson-Tie hangers / and fasteners.
- I have spoken with Andrew Bradley the engineer from SMRT and they would be willing to inspect the installed structure to verify conformance to design and submit a report. Would this meet what you are looking for?

Dave

-----Original Message-----
From: David Wade [mailto:dwadetci@gwi.net]
Sent: Friday, February 13, 2015 10:59 AM
To: 'Jeanie Bourke'
Subject: FW: 131 Johnson Rd., BP#2014-02937 plan review comments

Hi Jeanie,

Additional Information:
The work is being done in accordance with IEBC, Business / Mercantile use.
The use has not changed Business / Mercantile.
Construction type is 5B. The building is sprinkled
Means of egress per A1 and A2 plus reduce occupancy load
Original occupancy load was 75+ for the business area. Proposed will be 40+/-. Mercantile has not changed
Interior finishes will be Class "B" minimum everywhere
Fixture count is 5 toilets, 1 urinal and 6 sink, not counting the two basement bathrooms. Proposed count is 10 toilets and 10 sinks. The increase is for patient and employee comfort. Again the occupancy load will be less.
Demolition plans sent
Let me know what you are looking for in the statement of special inspections

Hope this helps
Dave

-----Original Message-----
From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]

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Date: 02/25/15

Sent: Thursday, February 12, 2015 4:14 PM
To: dwadetci@gwi.net
Subject: 131 Johnson Rd., BP#2014-02937 plan review comments

Good Afternoon David,

I have commenced the building code plan review for the above referenced project and after review have the following comments:

1. Provide a IBC code analysis including use & occupancy, construction type, means of egress, occupant loads, interior finishes etc.

2. Provide a UPC code summary for plumbing fixture count requirements

2. Provide demolition plans.

3. Provide a statement of special inspections for the new structural elements.

Please send all revised plans and information to me at this email.

Let me know if you have any questions,
Thanks,
Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

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Permit status can be viewed at: http://www.portlandmaine.gov/792/Permit-Status

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